

## MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD HOUSING AND DEVELOPMENT  
ROBERT RUSH, SENIOR PROJECT MANAGER

SUBJECT: SOUTHWEST CORRIDOR PARCEL 2  
TENTATIVE DESIGNATION

SUMMARY: This memorandum requests that the Authority tentatively designate Hi-Tech Structures, Inc. of Weston, Mass., as redeveloper of the Authority-owned vacant land know as Parcel SWC-2 located at the corner of Rowe Street and Cummins Highway in the Roslindale section of the City. The site is composed of 51,068 sq. ft. bound by the MBTA right-of-way, the Weld School elderly housing structure, Rowe Street, and Cummins Highway. Designation is sought for the purpose of creating twelve units of three bedroom, duplex dwellings, two-thirds of which will be affordable to moderate and mid-moderate income families.

The Authority acquired this parcel and others along the Southwest Corridor in Roslindale and Hyde Park from the State Department of Public Works, who originally acquired these parcels for the Southwest Corridor Transportation Project.

This parcel is zoned R.5 allowing six duplexes to be built as of right. Each of these twelve total units will measure in excess of 1600 sq. ft. and provide three bedrooms. The siting of these duplex units will allow for two parking spaces per unit as well as additional on site parking and ample green space. The design of the units is a product of a State Executive Office of Communities and Development grant to the Boston Society of Architects to develop a prototypical affordable townhouse for display at the recent Build Boston Conference, held November 18 and 19 at the World Trade Center. In fact, the townhouse constructed for the display at this Conference will be donated to this development, thereby reducing the total development cost of the project.

Hi-Tech Structures, Inc. is a female owned firm, experienced in manufactured housing, which is currently developing the Lonsdale Street project for the victims of the Dorchester plane crash.



The units resulting from this designation will be made available at moderate and market prices. Four (4) units (two duplexes) will be offered to families of five with an annual income ranging from \$29,950 to \$31,545, at approximately \$82,000 per unit. Four (4) units (two duplexes) will be offered to families of five with an annual income ranging from \$40,770 to \$42,750, at approximately \$92,000. These eight units will be eligible for the so-called LOW-HOP and MOD-HOP State programs offering 5.5% and 8.5% home ownership financing respectively. The remaining four units will be sold at approximately \$126,750 per unit to families with conventional financing. Construction financing for the project shall be provided by the Bank of New England under conventional arrangements. The total development cost for this project is estimated to be \$1,206,910.

The proposed development has been reviewed by community leaders including Councillor Menino and Father Vartzelis of the local parish. As a result of the initial community presentation, a neighborhood oversight committee has been established to review design and construction as well as the owner selection process.

The development of this parcel in the manner described will not only provide much needed affordable home ownership to the Roslindale neighborhood; it will also offer a prototype of affordable housing construction and development that could be used to produce affordable housing throughout the city.

It is therefore recommend that the Authority tentatively designate Hi-Tech Structures, Inc. as redeveloper of Parcel SWC-2 for the purpose of developing twelve (12) units of mixed income home ownership units in the Roslindale section of the City of Boston.

An appropriate resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF HI-TECH STRUCTURES, INC. AS REDEVELOPER OF PARCEL SWC-2 IN THE ROSLINDALE SECTION OF THE CITY OF BOSTON.

WHEREAS, Hi-Tech Structures, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of parcel SWC-2 in the Roslindale section of the City; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPEMENT AUTHORITY:

1. That Hi-Tech Structures, Inc. be, and hereby is, tentatively designated as redevelopers of Disposition Parcel SWC-2 in the Southwest Corridor subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (b) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
  - (iii) Final Working drawings and Specifications; and
  - (iv) Proposed development and marketing schedule.

2. That disposal of Parcel SWC-2 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result insignificant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

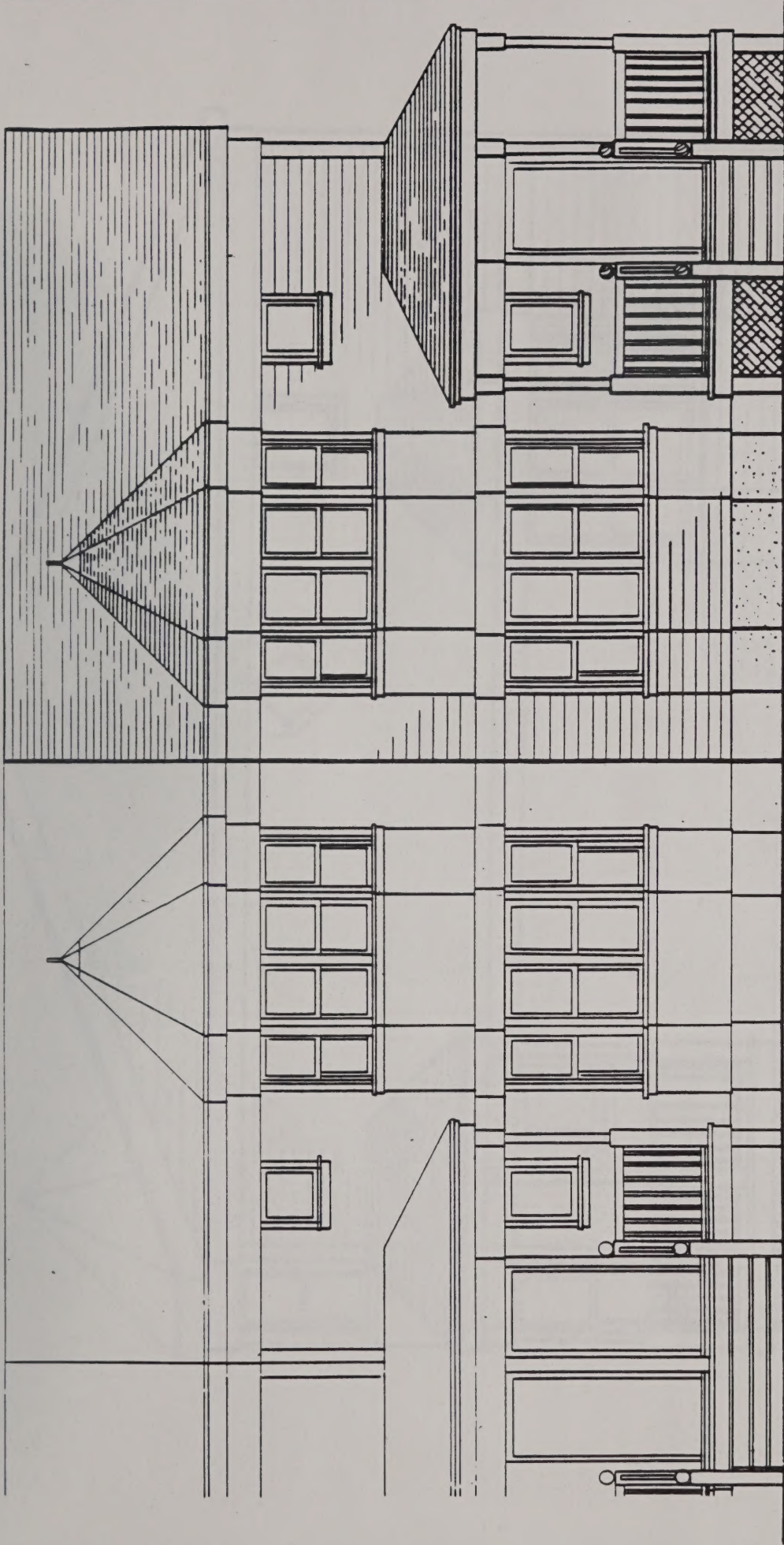
4. That the developers be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





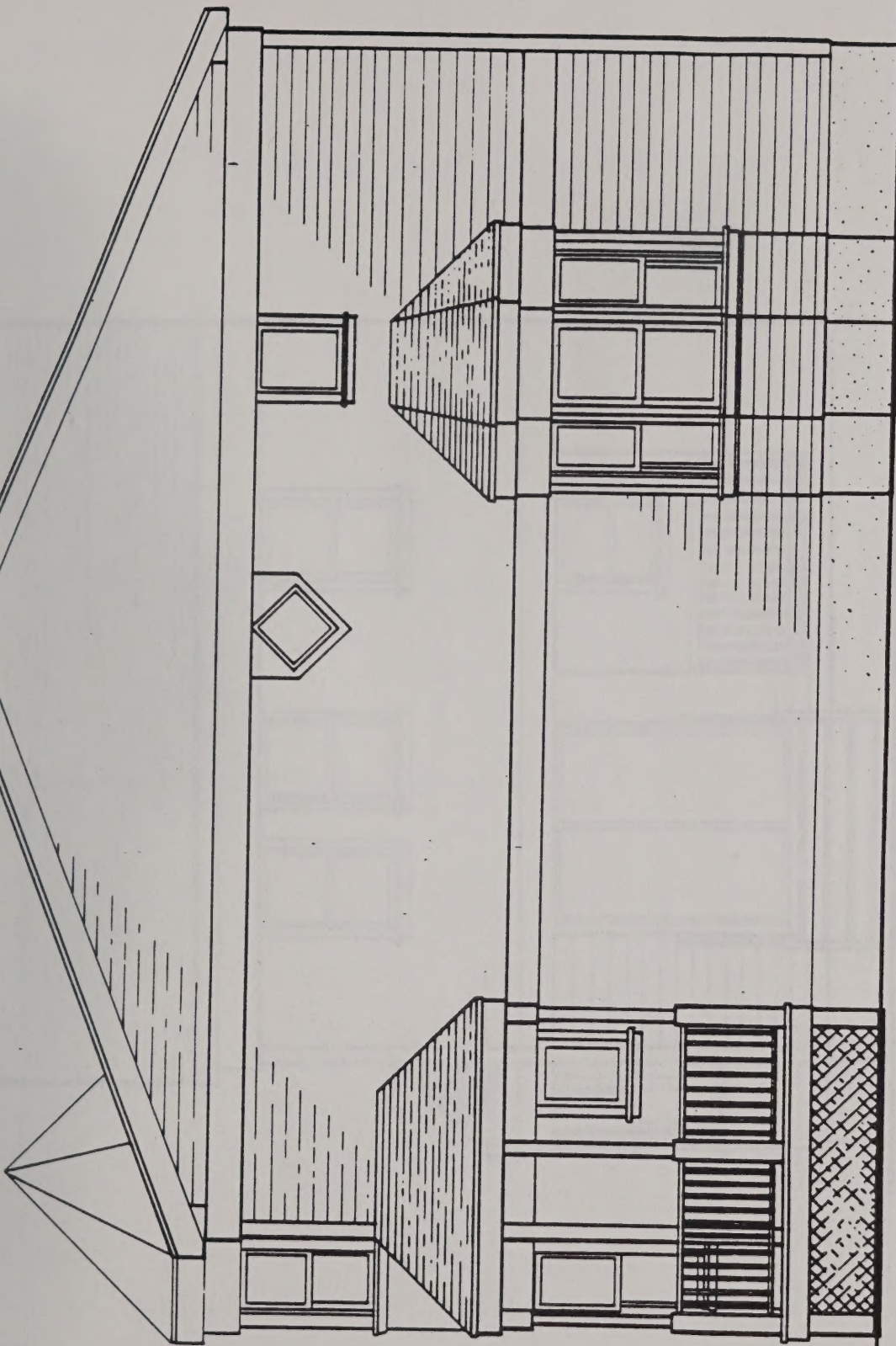




**FRONT ELEVATION**

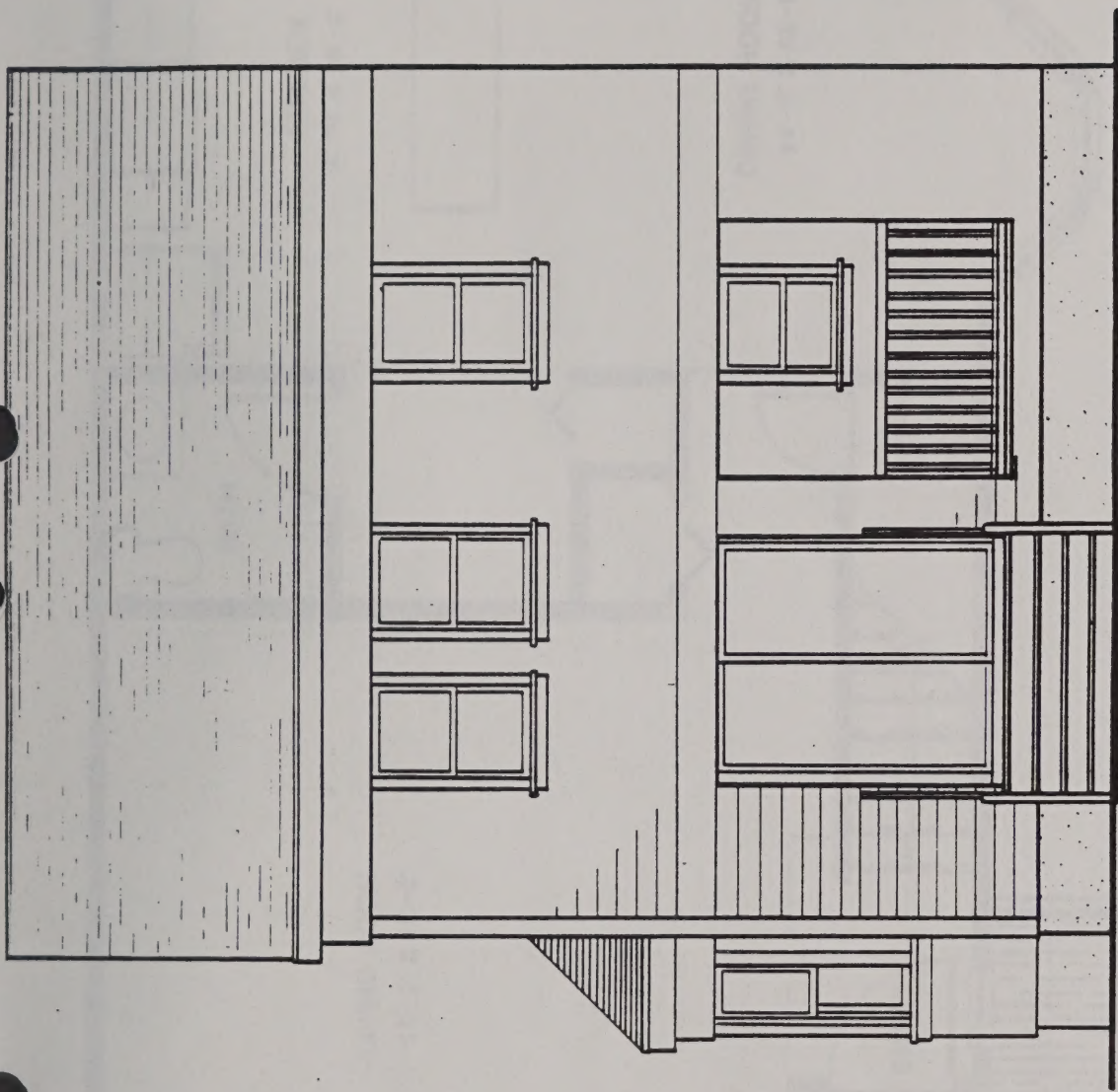
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**SIDE ELEVATION**

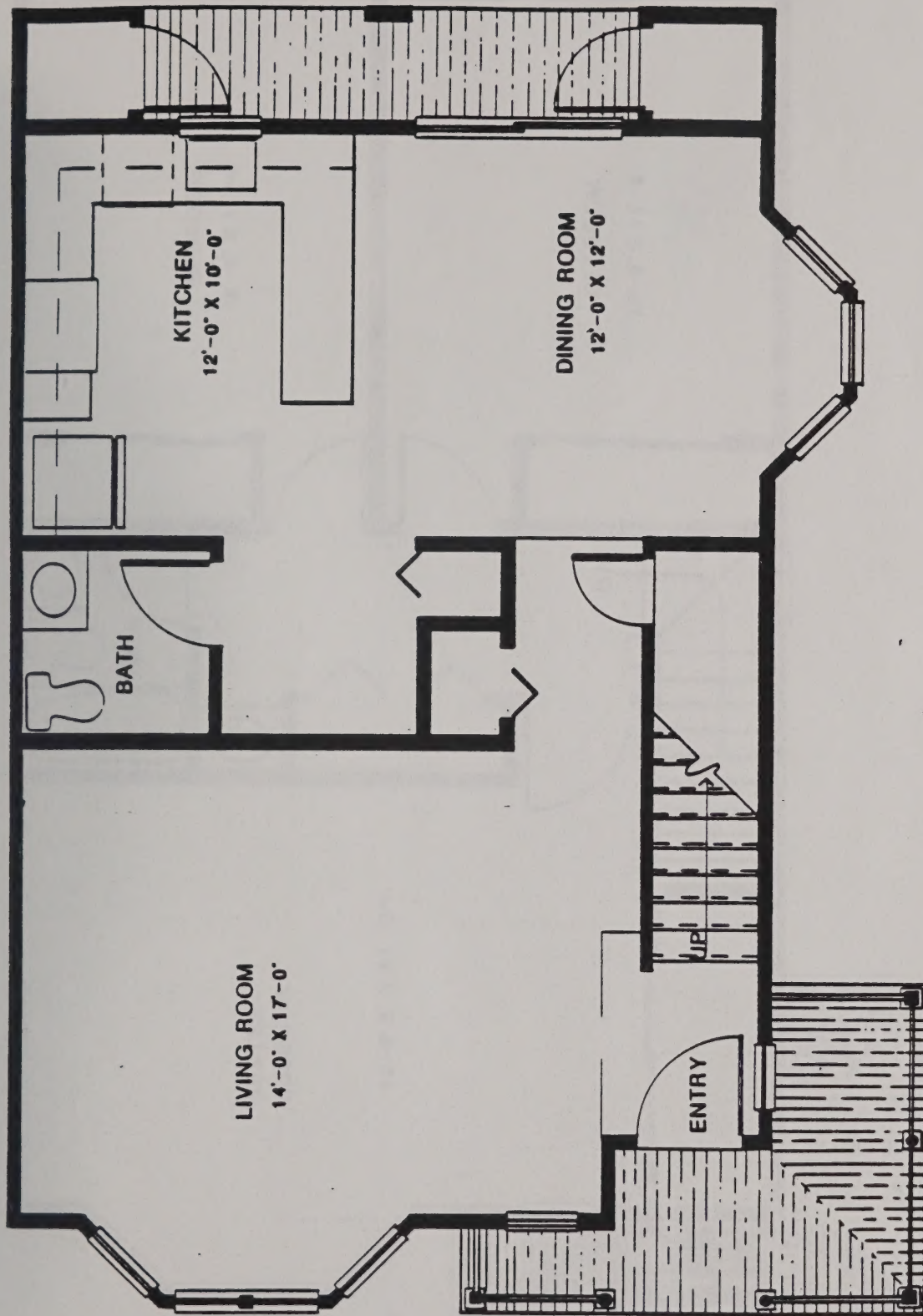
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# REAR ELEVATION

SCALE: 1/4"=1'-0"

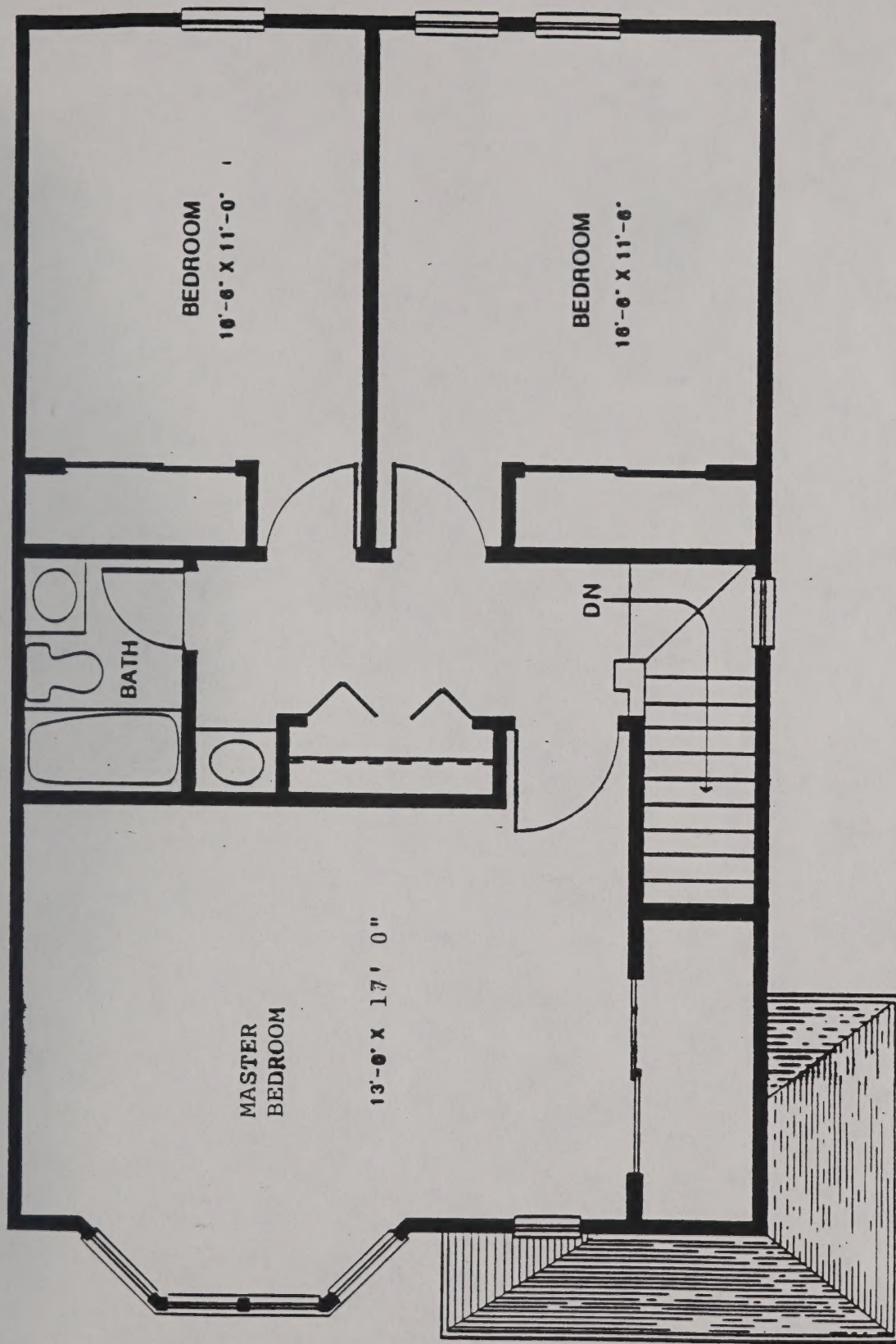




# 1st FLOOR PLAN

SCALE: 1/4" = 1'-0"





## 2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"



